



104 (3f3) Dalry Road, Dalry
| EDINBURGH | EH11 2DW

LOCANDA DE GUSTI

A TIPICA CUCINA NAPOLETANA

warner's
solicitors & estate agents



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Warners are delighted to present to the market this bright and generously proportioned one-bedroom third-floor flat, quietly positioned to the rear of the building in the heart of sought-after Dalry. Ideally located for access to Edinburgh's vibrant West End, the property combines excellent convenience with well-proportioned accommodation and would make an ideal first-time purchase or buy-to-let investment.

The accommodation comprises a welcoming entrance hallway with excellent storage, leading to a bright and spacious open-plan living/dining/kitchen area featuring a traditional Edinburgh press. The well-sized double bedroom provides ample space for furnishings, while the contemporary bathroom is fitted with a shower. Further benefits include electric heating, double glazing and residents' permit parking available on surrounding streets.

Situated within a thriving and popular area, the property enjoys an excellent choice of local amenities, cafes, bars and restaurants, with Haymarket, the West End and excellent transport links all within easy reach. Early viewing is highly recommended to appreciate the generous proportions and superb location on offer.

- Sought-after Dalry location close to West End
- Bright and spacious third-floor flat
- Open-plan living/dining/kitchen with Edinburgh press
- Generous double bedroom
- Excellent storage throughout
- Electric heating, double glazing & permit parking

Council tax B. Energy Rating E



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

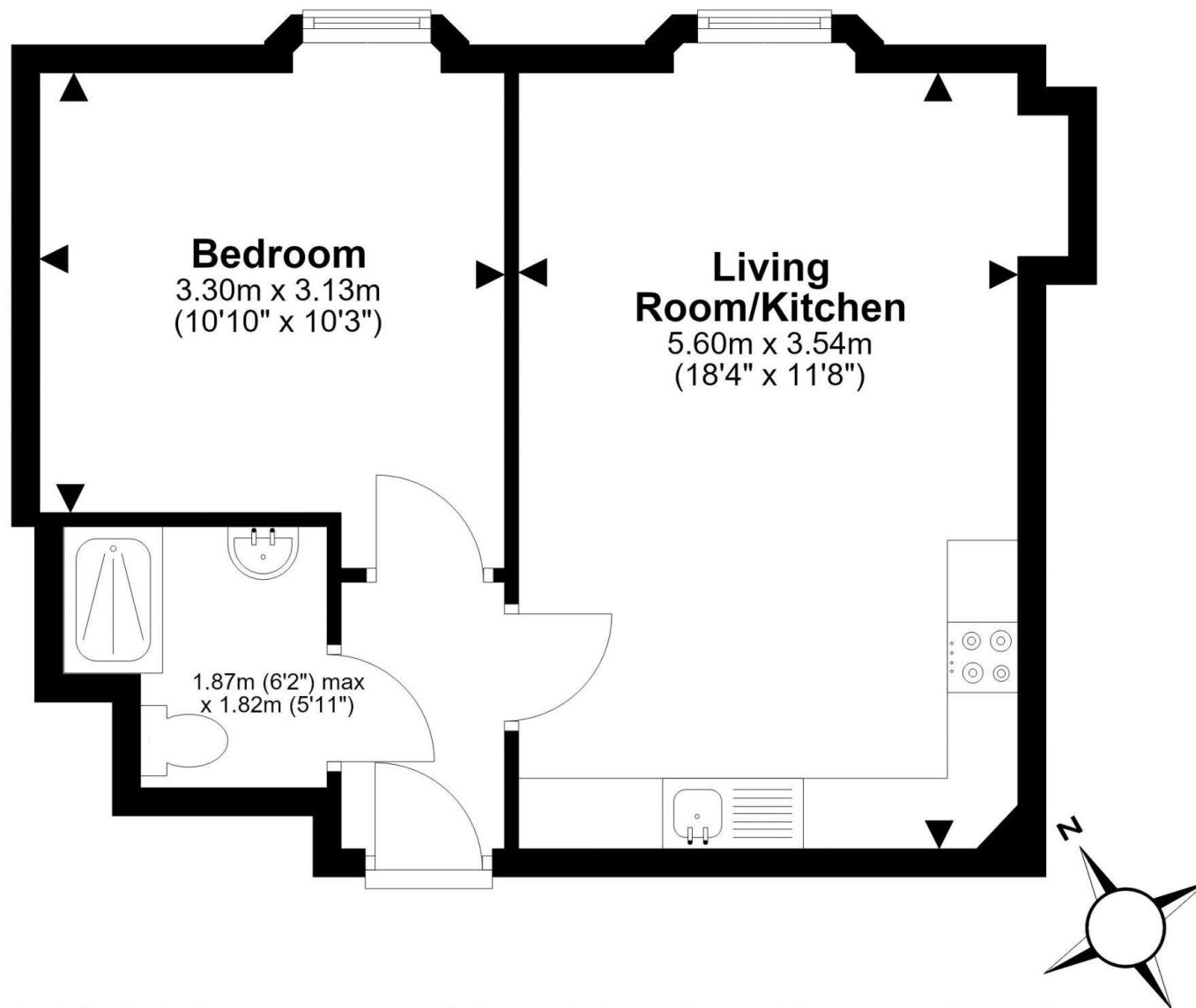


All fixtures, fittings, integrated kitchen appliances, curtains, washing machine & fridge will be included in the sale.

Appliances sold as seen and not warranted.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.